

# Executive Summary Report

## Characteristics Based Market Adjustment for 2000 Assessment Roll

**Area Name / Number:** Western West Seattle / 16

**Last Physical Inspection:** 1998

### Sales - Improved Analysis Summary:

Number of Sales: 529

Range of Sale Dates: 1/98 through 12/99

Sales - Improved Valuation Change Summary:						
	Land	Imps	Total	Sale Price	Ratio	COV
1999 Value	\$130,800	\$123,900	\$254,700	\$299,300	85.1%	13.81%
2000 Value	\$151,400	\$141,700	\$293,100	\$299,300	97.9%	13.73%
Change	+\$20,600	+\$17,800	+\$38,400		+12.8%	-0.08%
%Change	+15.7%	+14.4%	+15.1%		+15.0%	-0.58%

\*COV is a measure of uniformity, the lower the number, the better the uniformity. The negative figures of -0.08% and -0.58% actually indicate an improvement.

Sales used in Analysis: All sales of 1- 3 family residences on residential lots that appeared to be market sales were considered for this analysis. Multi-parcel sales, multi-building sales, mobile home sales, sales of new construction where less than a fully complete house was assessed for 1999, and sales where the 1999 assessed improvements value was \$10,000 or less were excluded.

### Population - Improved Parcel Summary Data:

	Land	Imps	Total
1999 Value	\$144,900	\$122,700	\$267,600
2000 Value	\$168,000	\$140,400	\$308,400
%Change	+15.9%	+14.4%	+15.2%

Number of improved 1 to 3 family home parcels in the population: 5049.

The population summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 1999. Also, parcels with a 1999 assessed improvements value of \$10,000 or less were excluded.

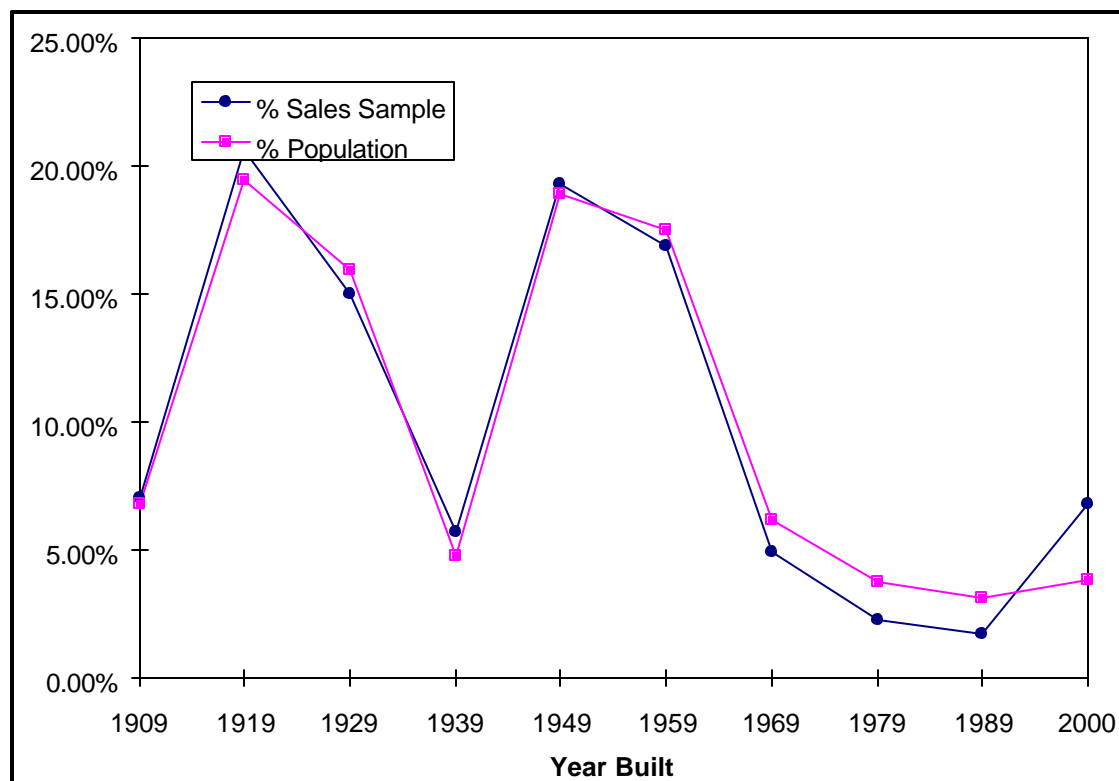
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. The results showed that including variables for subarea and building grade improved uniformity of assessments throughout the area. For instance, 1999 assessment ratios (assessed value/ sales price) of grade 8 houses were significantly higher than the average, and the formula adjusted the assessed values of these parcels upward less than others. Conversely, houses in 2 subareas were significantly lower than the average, and the formula adjusts those upward more than the others.

**Mobile Home Analysis:** There are no Mobile Homes in Area 16.

### Comparison of Sales Sample and Population Data by Year Built

Year Built	Frequency	% Sales Sample
1909	37	6.99%
1919	109	20.60%
1929	79	14.93%
1939	30	5.67%
1949	102	19.28%
1959	89	16.82%
1969	26	4.91%
1979	12	2.27%
1989	9	1.70%
2000	36	6.81%
	529	

Year Built	Frequency	% Population
1909	342	6.77%
1919	981	19.43%
1929	802	15.88%
1939	241	4.77%
1949	953	18.88%
1959	883	17.49%
1969	310	6.14%
1979	187	3.70%
1989	156	3.09%
2000	194	3.84%
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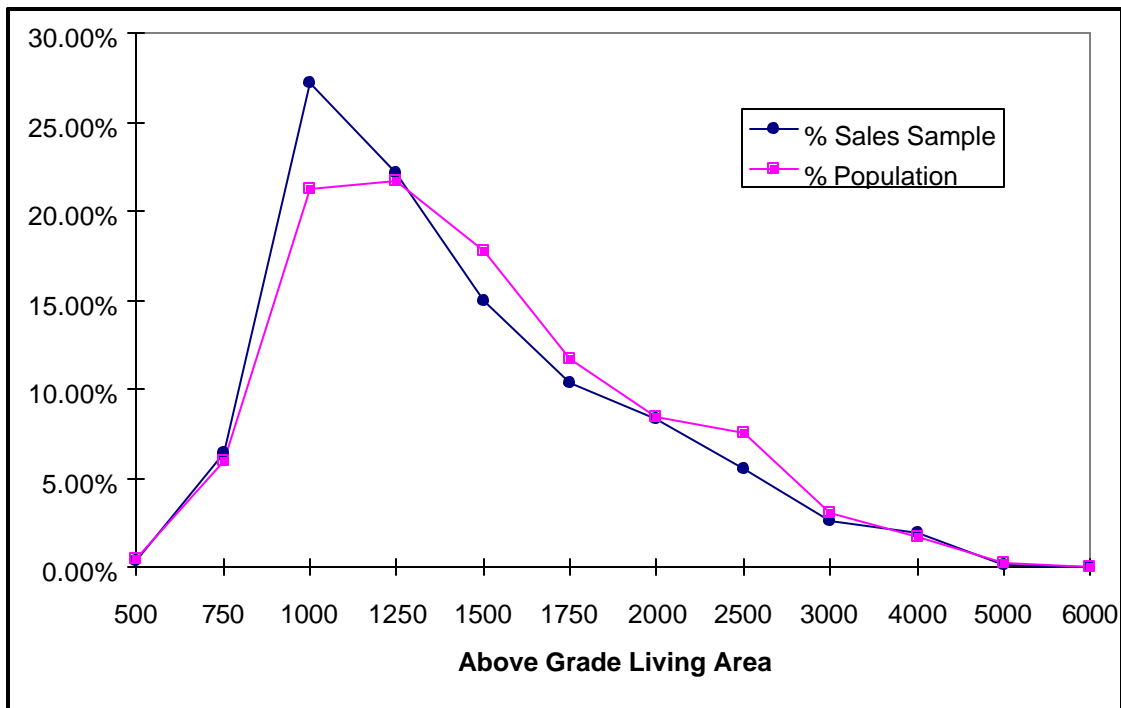
The sales mirror the population well in this category. 1990's are slightly over-represented, but this is common because most new houses (those built in 1998 & '99) sell within a short time after completion.



## Comparison of Sales Sample and Population by Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	2	0.38%
750	34	6.43%
1000	144	27.22%
1250	117	22.12%
1500	79	14.93%
1750	55	10.40%
2000	44	8.32%
2500	29	5.48%
3000	14	2.65%
4000	10	1.89%
5000	1	0.19%
6000	0	0.00%
	529	

AGLA	Frequency	% Population
500	27	0.53%
750	304	6.02%
1000	1075	21.29%
1250	1095	21.69%
1500	896	17.75%
1750	589	11.67%
2000	426	8.44%
2500	384	7.61%
3000	152	3.01%
4000	86	1.70%
5000	11	0.22%
6500	4	0.08%
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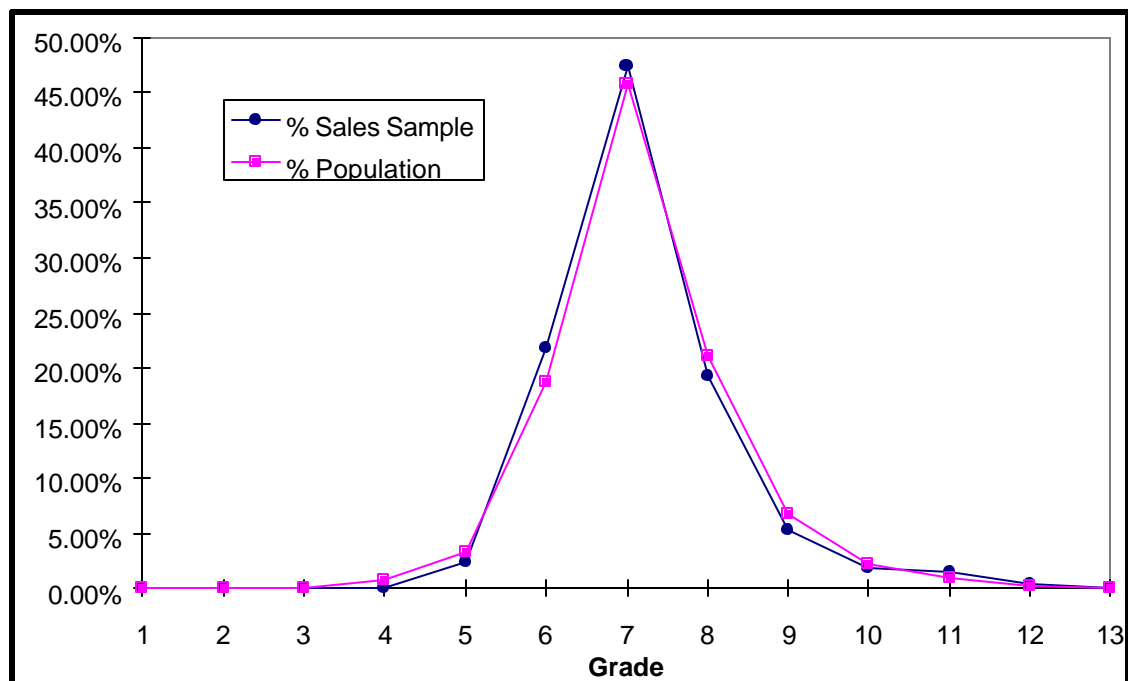


The sales mirror the population very well in this category, but homes over 5000 square feet are not represented. There are only 4 of these large homes in the population.

### Comparison of Sales Sample and Population by Grade

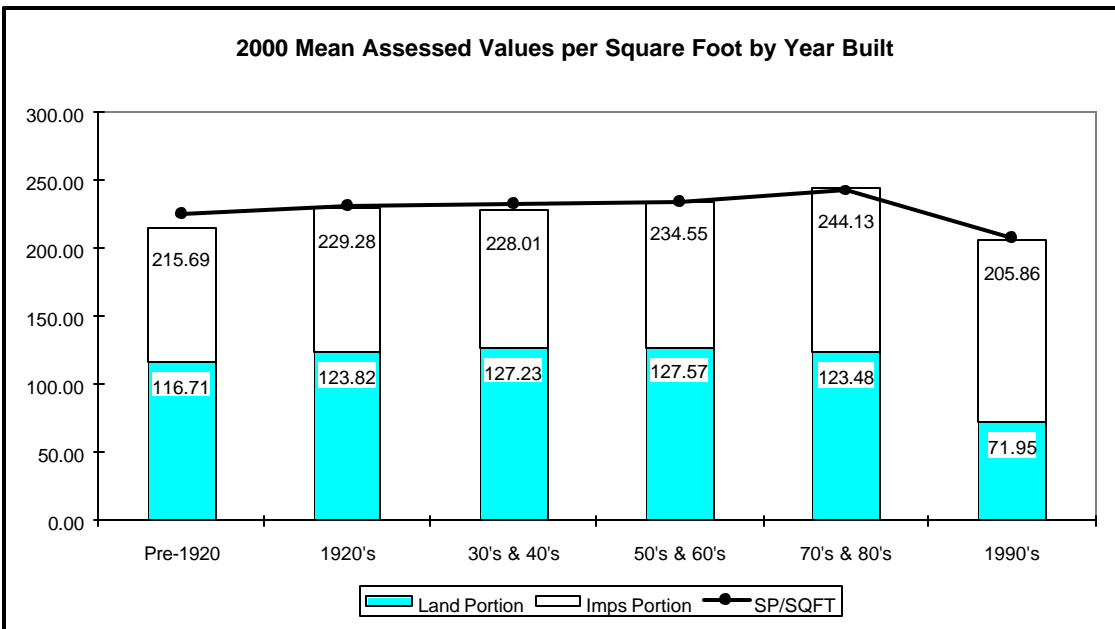
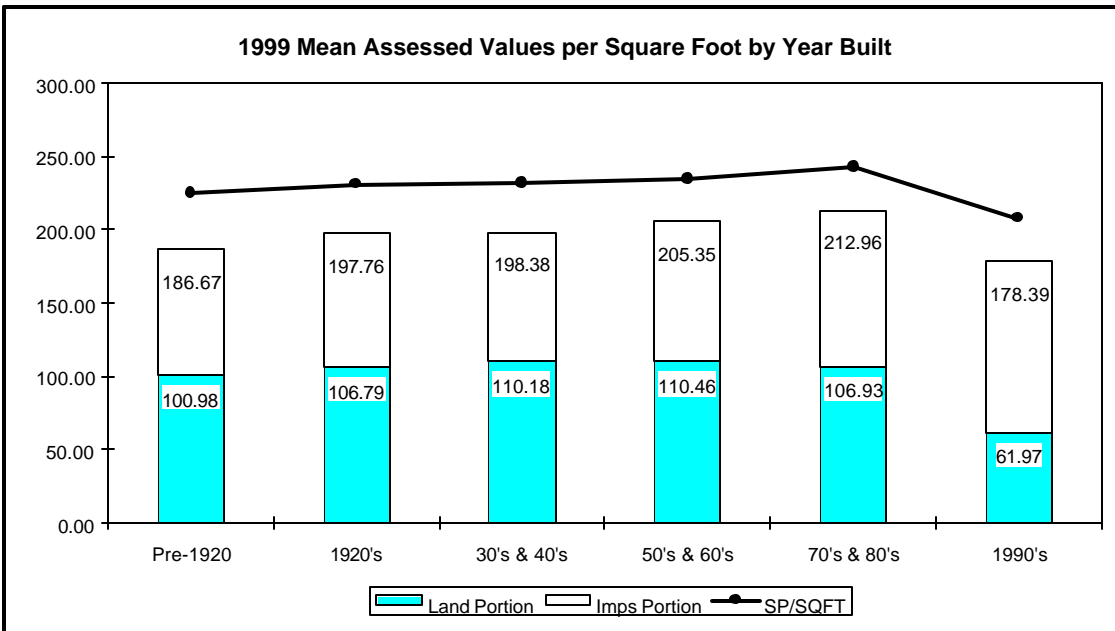
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	13	2.46%
6	115	21.74%
7	251	47.45%
8	102	19.28%
9	28	5.29%
10	10	1.89%
11	8	1.51%
12	2	0.38%
13	0	0.00%
529		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	40	0.79%
5	172	3.41%
6	947	18.76%
7	2308	45.71%
8	1066	21.11%
9	339	6.71%
10	113	2.24%
11	49	0.97%
12	11	0.22%
13	3	0.06%
5049		



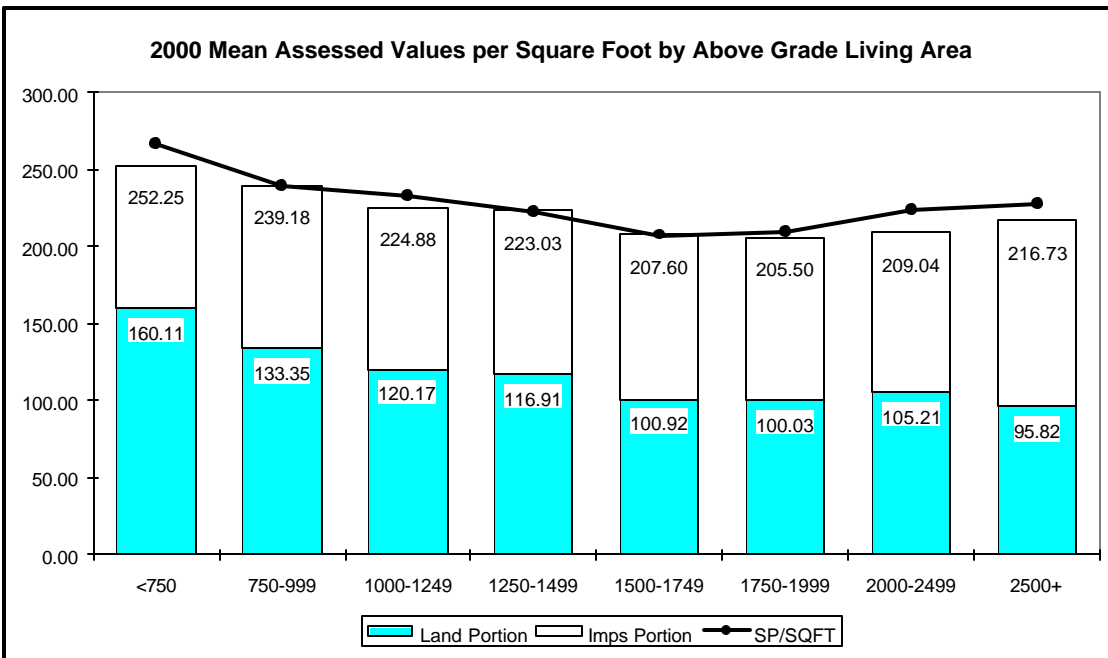
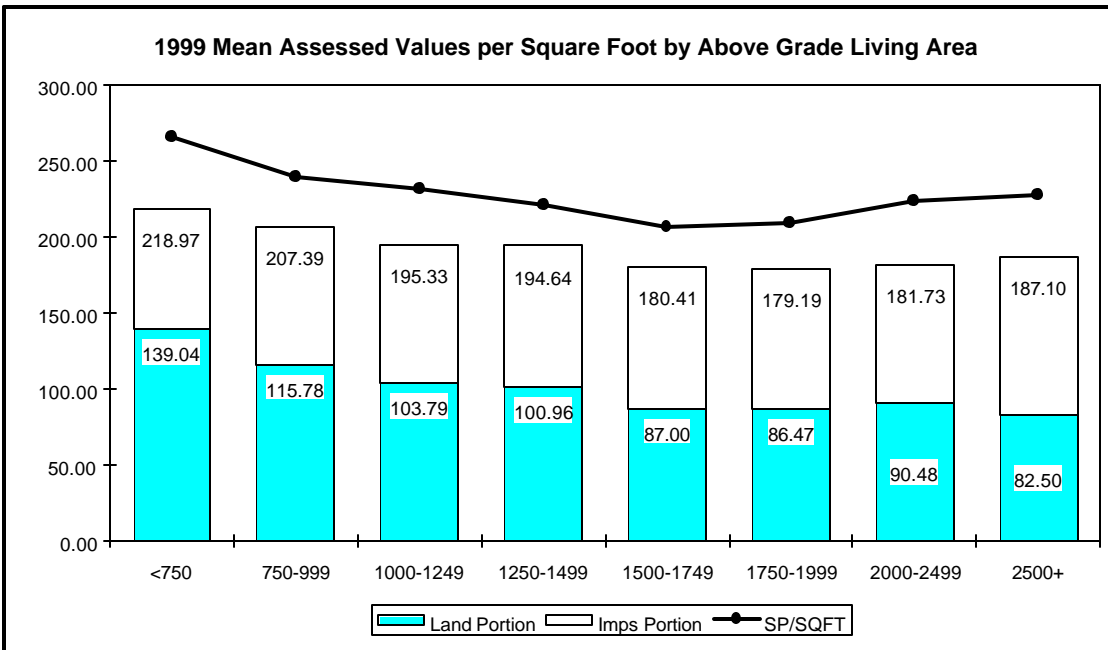
Grades less than 5 and greater than 12 are not represented, but these are a small portion of the population- less than 1%. No individual grade adjustments were needed in this area.

## Comparison of Dollars Per Square Foot by Year Built



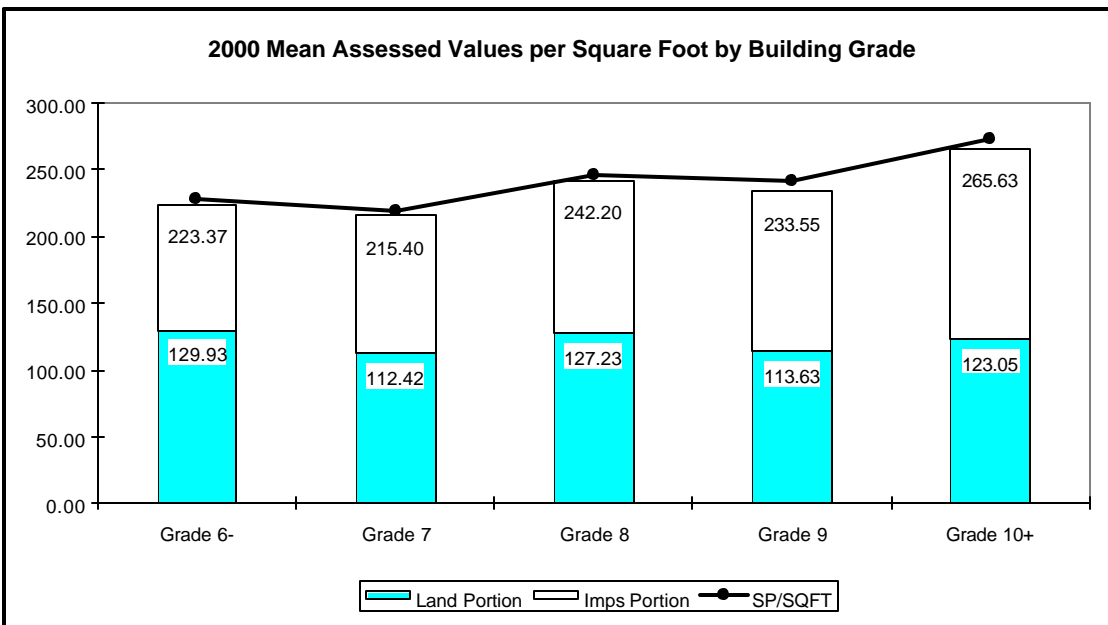
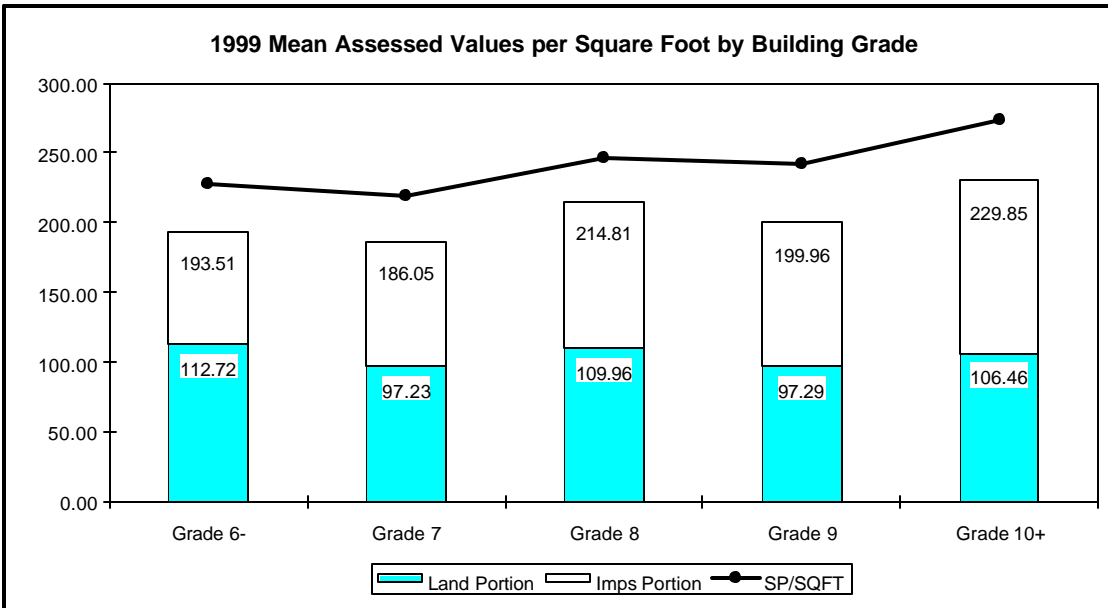
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## Comparison of Dollars Per Square Foot by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## Comparison of Dollars Per Square Foot by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.